

Document No. 3326
Adopted at Meeting of 6/ 3/76

BOARD OF APPEAL REFERRALS

JUNE 3, 1976

1. Z-3592 The Christian Science Board of Directors
250 Massachusetts Avenue, Boston
2. Z-3597 Herman H. and Harriet Jacobs, Trustees
76-86 South Street, Boston
3. Z-3601 Mary L. Paoletta
21-25 Beaver Place, Boston
4. Z-3607 Boston Redevelopment Authority
269-293 Commercial Street and
19-69 Eastern Avenue, Boston
5. Z-3608 Boston Redevelopment Authority
36-76 Fulton and
76-98 Richmond Streets, Boston
6. Z-3617 Roman Catholic Archbishop of Boston
20 Como Road, Hyde Park
7. Z-3624 John F. Kordis
156 Walter Street, Roslindale
8. Z-3626 Waterfront Associates
90-92 Central and
193-195 State Streets, Boston

MEMORANDUM

June 3, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/29/76

Petition No. Z-3592
The Christian Science Board of
Directors
250 Massachusetts Avenue, Boston
at Huntington Avenue

Church complex - general business (B-2) district.

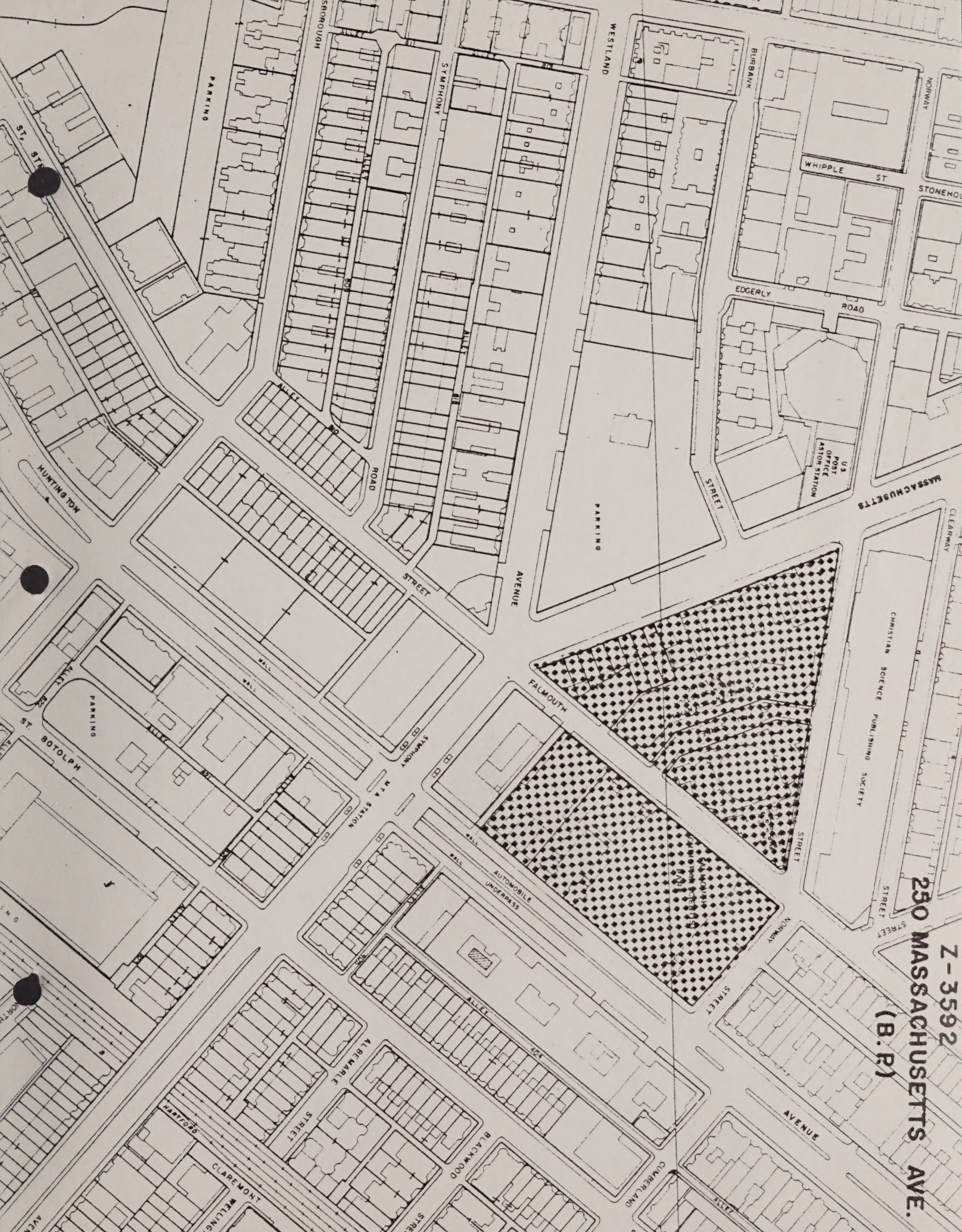
Purpose: to legalize four existing free-standing, on-premises directory signs; to install foundation supports for two removable free-standing bulletin board signs.

Violation:

Section 11-1. Number of signs exceeds maximum allowed for a church or institution; total area of each sign exceeds twenty square feet.

Bulletin board portable signs would indicate future church events. FenPAC has no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3592, brought by The Christian Science Board of Directors, 250 Massachusetts Avenue, in the Fenway Urban Renewal Area, for a conditional use to legalize four existing free-standing, on-premises directory signs and to erect foundation supports for two removable free-standing signs in a general business (B-2) district. The Boston Redevelopment Authority recommends approval. Proposal complies with conditional use requirements and has community approval.



Z-3592
250 MASSACHUSETTS AVE.
(B.P.)

Board of Appeal Referrals 6/3/76

Hearing: 6/29/76

Petition No. Z-3597
Herman H. and Harriet Jacobs, Trustees
76-86 South Street, Boston
at East Street

Five-story structure - manufacturing (M-8) district.

Purpose: to change occupancy from leather and shoe business to six apartments, wholesale-rental hardware, wholesale stationers.

Violation:

Section 87. Multifamily dwelling is conditional in an M-8 district.

Studio apartments would be rented to artists, who would live and work on the premises. Commercial uses are existing. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3597, brought by Herman H. and Harriet Jacobs, Trustees, 76-86 South Street, Boston, for a conditional use for a change of occupancy from leather and shoe business to six apartments, wholesale-retail hardware, and wholesale stationers in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided that apartments be restricted to occupancy by resident artists only.

Z-3597
76-86 SOUTH ST.
(B.P.)

Board of Appeal Referrals 6/3/76

Hearing: 7/13/76

Petition No. Z-3601
Mary L. Paoletta
21-25 Beaver Place, Boston
near Beacon Street

Three-story structure - apartment (H-2-65) district.

Purpose: to change occupancy from four to five apartments.

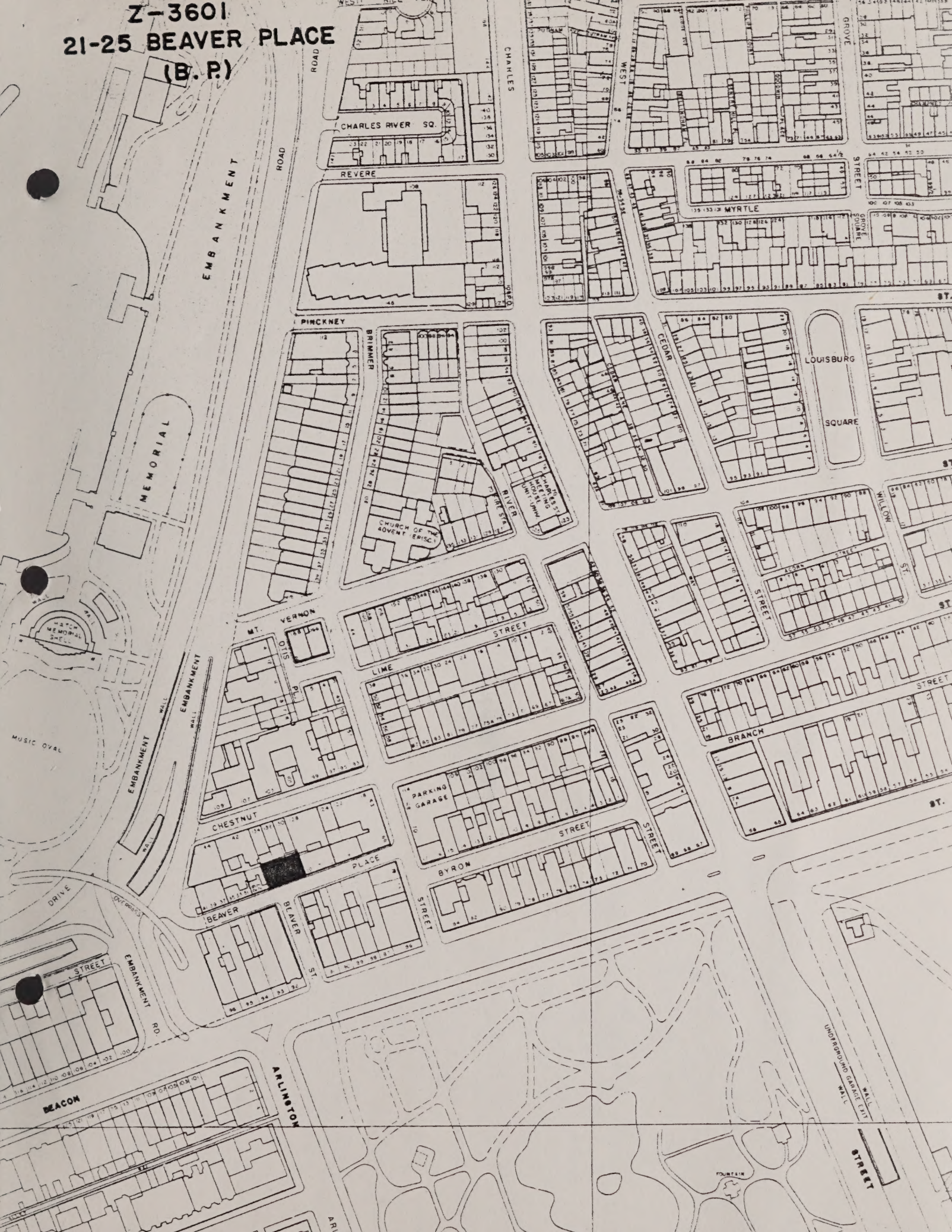
Violations:

| | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| Section 8-7. A dwelling converted for more families which meets at least one half the requirement for open space is conditional in an apartment (H-2-65) district. | | |
| Section 17-1. Open space is insufficient. | 150 sf | 114 sf |

Condition has apparently existed for several years. Open space deficiency is minimal and will not have a significant effect on surrounding properties.
Recommend approval.

VOTED: In reference to Petition No. Z-3601, brought by Mary L. Paoletta, 21-25 Beaver Place, Boston, for a conditional use and a variance for a change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Condition has apparently existed for several years. Open space deficiency is minimal and will not have a significant effect on surrounding properties.

Z-3601
21-25 BEAVER PLACE
(B. P.)



4

Board of Appeal Referrals 6/3/76

Hearing: 7/13/76

Petition No. Z-3607
Boston Redevelopment Authority
269-293 Commercial Street and
19-69 Eastern Avenue, Boston

Approximately 70,000 square feet of land - Waterfront Urban Renewal Area - manufacturing (M-2) restricted parking district.

Purpose: to use premises for public parking lot charging a fee - 198 cars.

Violation:

Section 8-7. A public parking lot charging a fee is conditional in a restricted parking district.

Proposal would satisfy increasing demand for off-street parking in this redeveloped residential-commercial area and would alleviate existing on-street parking congestion. Recommend approval.

VOTED: In reference to Petition No. Z-3607, brought by the Boston Redevelopment Authority, 269-293 Commercial Street and 19-69 Eastern Avenue, in the Waterfront Urban Renewal Area, for a conditional use to use premises for public parking of 198 cars charging a fee in a manufacturing (M-2) restricted parking district, the Boston Redevelopment Authority recommends approval. Proposal would satisfy increasing demand for off-street parking in this redeveloped residential-commercial area and would alleviate existing on-street parking congestion.

Z-36

269-293 COMMERCIAL ST.
EASTERN AVE.

(B.P.)



Board of Appeal Referrals 6/3/76

Hearing: 7/13/76

Petition No. Z-3608
Boston Redevelopment Authority
36-76 Fulton and 76-98 Richmond
Streets, Boston

45,000 square feet of land - Waterfront Urban Renewal Area - manufacturing (M-2) restricted parking district.

Purpose: to use premises for public parking lot charging a fee - 120 cars.

Violation:

Section 8-7. A public parking lot charging a fee is conditional in a restricted parking district.

Facility would provide accommodations for newly developed residential area. Recommend approval.

VOTED: In reference to Petition No. Z-3608, brought by the Boston Redevelopment Authority, 36-76 Fulton and 76-98 Richmond Streets, in the Waterfront Urban Renewal Area, for a conditional use to use premises for a public parking lot charging a fee in a manufacturing (M-2) restricted parking district, the Boston Redevelopment Authority recommends approval. Facility would provide accommodations for newly developed residential area.



Z-3608
36-76 FULTON ST.
76-98 RICHMOND ST
(B.P.)

6
Board of Appeal Referrals 6/3/76

Hearing: 6/22/76

Petition No. Z-3617
Roman Catholic Archbishop of Boston
20 Como Road, Hyde Park
at Readville Street

Elementary School - single-family (S-.5) district.

Purpose: to change occupancy from school to school and day care center.

Violation:

Section 8-7. Day care center is conditional in an S-.5 district.

Facility, which will meet an existing need, has received considerable community support. Accommodations would be provided for 45 children.
Recommend approval.

VOTED: In reference to Petition No. Z-3617, brought by the Roman Catholic Archbishop of Boston for a conditional use for a change of occupancy from school to school and day care center in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Community has indicated support for this needed facility.

Z-3617
20 COMO RD.
(H.P.)



Board of Appeal Referrals 6/3/76

Hearing: 6/22/76

Petition No. Z-3624
John F. Kordis
156 Walter Street, Roslindale
near Weld Street

2½-story frame structure - residential (R-.5) district.

Purpose: to erect one-story addition to one-family dwelling.

Violation:

| | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| Section 19-1. Side yard is insufficient. | 10 ft. | 5 ft. |

In February, the Board of Appeal approved, with Authority concurrence, petitioner's appeal to construct a first-floor rear addition. Current proposal would provide additional second-floor space. Violation is minimal. There is no apparent conflict with abutting properties.
Recommend approval.

VOTED: In reference to Petition No. Z-3624, brought by John F. Kordis, 156 Walter Street, Roslindale, for a variance to erect a one-story addition to a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violation is existing and minimal. There is no apparent conflict with abutting properties.

Z- 3624
156 WALTER ST.
(ROS.)

PETERS

HILL



Board of Appeal Referrals 6/3/76

Hearing: 6/22/76

Petition No. Z-3626
Waterfront Associates
90-92 Central and
193-195 State Street, Boston

Five-story structure - Waterfront Urban Renewal Area - general business (B-10) district.

Purpose: to change occupancy from wholesale fish business to offices, stores, and school.

Violation:

Section 8-7. A professional school is conditional in a B-10 district.

School, with accommodations for 100-200 students, would present review courses for bar, CPA and real estate broker examinations. Proposal is compatible with the objectives of the Waterfront Urban Renewal Plan for preservation and improvement of the structure. Recommend approval.

VOTED: In reference to Petition No. Z-3626, brought by Waterfront Associates, 90-92 Central and 193-195 State Streets, in the Waterfront Urban Renewal Area, for a conditional use for a change of occupancy from wholesale fish business to offices, stores, and school in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all necessary fire egress be provided from within the building and that plans be submitted to the Authority for design review.



Z-3628
90-92 CENTRAL ST.
193-195 STATE ST.
(B.P.)

